

**Courtenay Wind Farm  
Case No. PU-13-64**

**EXHIBIT 19**

At the public hearing on the Certificate of Site Compatibility application (“Application”) for the Courtenay Wind Farm (“Project”), held on July 12, 2013, the North Dakota Public Service Commission (“Commission”) requested that Courtenay Wind Farm, LLC (“Courtenay”), provide information regarding participating versus non-participating landowners within the Project Area as a late-filed exhibit. As requested, Courtenay provides the following information:

1. Within the Project Area, as depicted on Hearing Exhibit 3, 85% of the acres (21,059 acres) have been leased by Courtenay. Some landowners chose not to lease to Courtenay, representing 15% of the acres in the Project Area (3,602 acres). The leased acreage is owned by 75% of owners<sup>1</sup> of land in the Project Area (45 owners), and the unleased acreage is owned by 25% of the owners (15 owners).
2. Other than the concerns raised by Mr. Roaldson at the public hearing, and Mr. Baumgartner in his post-hearing submission, no unsigned landowners within the Project Area have indicated opposition to the Project in the Certificate of Site Compatibility permitting process. Mr. Roaldson’s and Mr. Baumgartner’s concerns have been addressed by Courtenay, as indicated in the attached **Exhibit A** (a joint letter from Mr. and Mrs. Roaldson and Courtenay to the Commission) and **Exhibit B** (a joint letter from Mr. Baumgartner and Courtenay to the Commission).
3. Courtenay attempted to secure leases from all landowners within the Project Area, and offered the same wind lease agreement terms to all landowners. The owners of the unleased acreage chose not to lease to Courtenay for a variety of reasons, which included lack of consensus to lease from all parcel owners, not wanting to encumber the property, not wanting to farm around turbine locations, not wanting to put time into Project-related activities, and wanting their land to remain in its current state. Some of these landowners signed wind lease agreements for a portion of their property, or signed or are willing to sign more specific Project-related agreements. For instance, the Reimers, who own 1353 of the 3,602 unleased acres, executed an agreement to allow Courtenay to install underground facilities on one quarter-section of their land, even though they have not leased their remaining acreage. In addition, the Wolfes executed an agreement to allow Courtenay to perform surveys on their quarter-section of land, even though they have not executed a wind lease agreement. Of the remaining 2,089 unleased acres, the owners of approximately 640 acres have indicated that they would consider signing some type of an agreement with Courtenay for Project-related activities.

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<sup>1</sup> For purposes of this Exhibit, the term “owners” means the group of persons, whether consisting of one or more individuals, that owns one or more parcels of land within the Project Area.

4. Of the approximately 3,602 acres of unleased land within the Project Area, approximately 3,575 acres consist of parcels of land greater than 20 acres in size used primarily for agricultural purposes, and those acres are owned by eleven (11) owners.
5. The remaining 27 acres of unleased land consist of parcels that are smaller than 20 acres in size, which are owned by four (4) owners.
6. Of the fifteen (15) owners of unleased land within the Project Area, four (4) live full-time within the Project Area (including Roaldsons); one (1) owns a house located within the Project Area, but also has a permanent residence out-of-state (Grant Baumgartner); and the remaining owners live outside of the Project Area, with several of them living out-of-state.
7. With respect to Courtenay's final Project layout (*see* Exhibit C to late-filed Exhibit 17), all Project facilities are located on land leased to Courtenay for the Project.
8. In past wind energy conversion facility siting proceedings, the Commission has issued a Certificate of Site Compatibility for projects with non-participating landowners located within the project's footprint. *See, e.g.*, Thunder Spirit Wind, LLC (PU-11-601); Wilton Wind IV, LLC (PU-11-662); Oliver Wind III, LLC (PU-11-561); CPV Ashley Renewable Energy Company, LLC (PU-09-370); enXco Service Corporation (PU-08-932); and M-Power, LLC (PU-08-34).

October 9, 2013

Mr. Darrell Nitschke  
Executive Secretary  
North Dakota Public Service Commission  
600 E. Boulevard, Dept. 408  
Bismarck, ND 58505-0480

**RE: Courtenay Wind Farm, LLC's Certificate of Site Compatibility Application for  
the Courtenay Wind Farm in Stutsman County, North Dakota  
Case No. PU-13-64**

Dear Mr. Nitschke and Public Service Commission:

At the July 12, 2013 public hearing held in the above-referenced matter, Rod Roaldson testified regarding his concerns with respect to two turbines to be located near his residence. Mr. Roaldson's residence is located in the NW/4 of Section 11, Township 143 North, Range 63 West, Stutsman County, North Dakota.

After the hearing, representatives of Courtenay Wind Farm, LLC ("Courtenay"), contacted Mr. Roaldson to discuss the concerns he had raised at the public hearing. As a result of those discussions, Courtenay learned that Mr. Roaldson's primary concern is with turbine no. 119 (as identified on Hearing Exhibit 3) because it would be visible from the picture window in the living room of his residence. Mr. Roaldson's other concern is with the location of turbine no. 128 (as identified on Hearing Exhibit 3). Despite his concerns, however, Mr. Roaldson also noted his reluctance to interfere with his neighbors hosting a turbine.

As part of determining how to potentially address Mr. Roaldson's concerns, Courtenay reviewed wind data, site engineering considerations, business and commercial objectives, as well as a number of other factors. As a result of this review, Courtenay determined that turbine no. 119 and no. 128 could be designated as alternate turbine locations without impacting the Project's commercial viability, and Courtenay has formally designated turbine no. 119 and no. 128 as alternate turbine locations. Designation of these turbines as alternate locations not only reasonably addresses Mr. Roaldson's concerns, but is also consistent with Courtenay's overall goal of developing an efficient and economically viable Project.

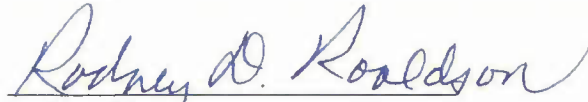
EXHIBIT


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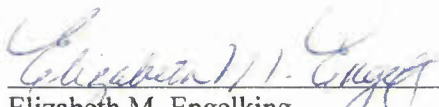
Therefore, the Roaldsons and Courtenay are pleased to inform the Commission that the Roaldsons have no objection to issuance of a Certificate of Site Compatibility for the Project given Courtenay's commitment to designate turbine no. 119 and no. 128 as alternate turbine locations.

Should you have any questions, please let us know.

Sincerely,

  
Rod Roaldson

  
Janice Roaldson

  
Elizabeth M. Engelking,  
Vice President of Courtenay Wind Farm, LLC

cc: Jerry Lein (*via E-mail*)  
Mitch Armstrong (*via E-mail*)

September 16, 2013

Mr. Darrell Nitschke  
Executive Secretary  
North Dakota Public Service Commission  
600 E. Boulevard, Dept. 408  
Bismarck, ND 58505-0480

**RE: Courtenay Wind Farm, LLC's Certificate of Site Compatibility Application for  
the Courtenay Wind Farm in Stutsman County, North Dakota  
Case No. PU-13-64**

Dear Mr. Nitschke and Public Service Commission:

On July 24, 2013, Grant Baumgartner filed a letter, dated July 22, 2013, with the North Dakota Public Service Commission ("Commission") regarding the above-referenced matter. In the letter, Mr. Baumgartner raised concerns regarding the Courtenay Wind Farm ("Project"), specifically regarding the location of the Project substation and the density of wind turbines within one mile of a residence owned by Mr. Baumgartner.

Since Mr. Baumgartner's letter was filed with the Commission, representatives of Courtenay Wind Farm, LLC ("Courtenay"), have been in contact with Mr. Baumgartner regarding his concerns. As a result of those discussions, Courtenay has learned that Mr. Baumgartner's primary concern is with potential visual impacts on his residence due to its proximity to the proposed Project substation location.

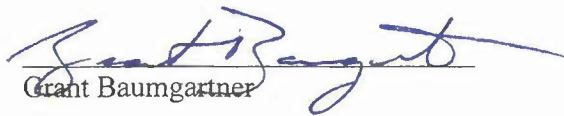
In order to address Mr. Baumgartner's concern, Courtenay is committed to: (1) minimizing the Project substation footprint (the fenced portion of which is anticipated to be as small as approximately 400' by 410', but actual size is dependent upon on final design) to the extent commercially reasonable; (2) placing the Project substation as far north on the substation parcel (as identified in Hearing Exhibit 3 at the July 12, 2013 public hearing) as is commercially reasonable; and (3) planting trees (about 300 feet of evergreen type trees) between the proposed Project substation location and Mr. Baumgartner's residence so as to screen the Project substation from Mr. Baumgartner's view. These measures reasonably address Mr. Baumgartner's concerns, and Mr. Baumgartner and Courtenay have reviewed the anticipated Project substation location on the identified substation parcel, as well as potential locations for planting trees.


Should you have any questions, please let us know.

**EXHIBIT**

**B**

Sincerely,

  
Grant Baumgartner

  
Elizabeth M. Engelking,  
Vice President of Courtenay Wind Farm, LLC

Enclosures

cc: Jerry Lein (*via E-mail*)  
Mitch Armstrong (*via E-mail*)